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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(PLG.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN BORAPATLA (V), HATHNOORA (M), SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 56, Municipal Administration & Urban Development (Plg.I(1)), 27th February, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site Sy.No.381/P of Borapatla (V), Hathnoora (M), Sangareddy District to an extent of 20234.00 Sq.Mtrs & road effected area 120.00 Sq. mts, Buffer area 556.43 Sq. Mts and net site area 19557.57 Sq. Mts. which is presently earmarked for Conservation use in the Notified MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use for setting up unit with line of Manufacture of “LDPE and LLDPE Bags & Aluminium Containers Cans and Bottles” under “Green” category **subject to the following conditions:**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013 and their subsequent amendments.

- b) The applicant has to leave 3.00 Mtrs or as proposed in the CFE of TGPCB which is higher as Green Buffer strip or along the site in order to segregate industrial activity from the other use activities.
- c) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- d) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from Government and the application shall be revoked if the conditions are not followed by the applicant.
- e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice.
- g) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area covered within the applicant site.
- h) CLU shall not be used as proof of any title of the land.
- i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- j) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- k) Applicant shall follow the conditions mentioned in NOC issued by Irrigation Department and Revenue Department.
- l) Applicant shall handover the road effected area to the local authority through Registered gift deed at free of cost before release of Building plans from HMDA

SCHEDULE OF BOUNDARIES

North : Conservation use in Sy.No.383/P & 384/P of Borapatla (V)
 South : Existing 9.00 mts wide road proposed as 12.00 mts wide road
 East : Conservation use in Sy.No.380 of Borapatla (V)
 West : Conservation use in Sy.No.381/P of Borapatla (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURE / CONSERVATION TO MULTIPLE USE IN MASANIGUDA (V) OF SHANKARPALLE MANDAL, RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 72, Municipal Administration & Urban Development (Plg.I(1)), 24th March, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan-2031 of Shankarpalle zone segment approved by the Government Vide G.O.Ms.No.33 MA & UD Dept, dt: 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. Nos.125 of Masaniguda (V) Shankarpalle (M), Rangareddy District to an extent of 34397.75 Sq.Mts. (Ac.8-20gts), which is presently earmarked for Conservation use, as per the notified Metropolitan Development Plan-2031 of Shankarpalle zone segment approved by the Government Vide G.O.Ms.No.33 MA & UD Dept, dt: 24.01.2013, is now designated as Multiple use **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

East :	Vacant Land
West :	Vacant Land
North :	Road
South :	Vacant Land

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM TRAFFIC AND TRANSPORTATION USE TO MULTIPLE USE IN KOHEDA - ORRG (V), TURKAYAMJAL MUNICIPALITY-ORRG, RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 76, Municipal Administration & Urban Development (Plg.I(1)), 28th March, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.167/PART, of Koheda - ORRG (V), Turkayamjal Municipality-ORRG, Ranga Reddy Dist to an extent of 48526.03 Sq.mtrs. (11.99 acres) which is presently earmarked for Traffic and Transportation use as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Multiple Use, **subject to following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The Owner / applicant before undertaking developmental activity in the site under reference as per the ORRGC conditions.

SCHEDULE OF BOUNDARIES

East : Neighbour's Land.
 West : 150mts wide ORRGC service road
 North : Neighbour's Land and HMDA approved layout file
 No.846/GTKR/PLG/HMDA /2023
 South : Existing 30 Mtrs wide road

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN GOPANPALLY (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 77, Municipal Administration & Urban Development (Plg.I(1)), 28th March, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment approved by the Government vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008.

VARIATION

The site in Sy.No.261/P of Gopanpally (V), Serilingampally (M), Rangareddy (D), for an extent of 28219.95 Sq.mtrs or Ac.6.39 Gts., which is presently earmarked for Conservation use, as per the notified Erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment approved by the Government Vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, is now designated as Residential use zone, **subject to the following conditions:**

1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.

2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
7. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
9. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.

SCHEDULE OF BOUNDARIES

North :	Village Boundary of Osman Nagar
West :	About 100 feet wide BT road and Sy.No.261/P of Gopanapally (V)
North :	Sy.No.262/P and 261/P of Gopanapally (V)
South :	Sy.No.256/P and 261/P of Gopanapally (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE TO RESIDENTIAL USE IN POTHAI PALLE (V), SHAMIRPET (M), MEDCHAL - MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No. 80, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the as per the notified ZDP-2021 vide G.O.Ms.No.288 MA, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.76/part of Pothaipalle (V), Shamirpet (M), Medchal-Malkajgiri (dist) to an extent of 48781.09 Sq.Mts or AC 12-02.18 Gts which is presently earmarked as Open space use as per the notified ZDP-2021 vide G.O.Ms.No.288 MA, dt:03.04.2008 is now designated as Residential Use, **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
2. The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The Owner/ applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
11. The applicant shall comply the condition mention in the NOC's issued by the Irrigation and Revenue Department.
12. The natural portion of NALA if any shall not be disturbed.

SCHEDULE OF BOUNDARIES

North : Existing 15 mtrs wide BT road which is widened to be 30 mtrs as per ZDP-2021.
 South : Vacant land.
 East : Vacant land.
 West : Vacant land.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE TO MULTIPLE USE IN KORREMUL (V), GHATKESAR (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No. 83, Municipal Administration & Urban Development (Plg.I(1)), 8th April, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan-2021 vide G.O.Ms.No.288, MA &UD dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.795/1/P of Korremul (V), Ghatkesar (M), Medchal-Malkajgiri District to an extent of 8692.30 Sq.mtrs and net area 7844.61Sq.mts., which is presently earmarked for Industrial / Manufacturing use in the notified Master Plan-2021 approved by Government vide G.O.Ms.No.288, MA&UD dt:03.04.2008 is now designated as Multiple use **subject to the following conditions:**

- (a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

- (c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (h) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (i) The change of land use shall not be used as the proof of any title of the land.
- (j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- (k) The Owner/ applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (l) The applicant has to fulfill any other conditions as may be timer orders in this matter.

SCHEDULE OF BOUNDARIES

- North : 100ft wide BT approach road (proposed 200ft wide master plan) and then commercial buildings and residential buildings are come up.
- South : Existing Residential buildings
- East : Existing Industries and then residential and commercial buildings are come up
- West : Bharath gas premises and then open land and residential buildings are in existence.

VARIATION TO THE RE-ALIGNMENT OF 100'-0" WIDE MASTER PLAN ROAD AT KSR LAYOUT i.e., AT CHANDANAGAR (V) ALONG THE EXISTING 60'-0" WIDE ROAD FROM APARNA HILL PARK TO SPECIAL POLICE FORCE (SPF) ACADEMY SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 85, Municipal Administration & Urban Development (Plg.I(1)), 10th April, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the road network envisaged in the notified erstwhile HUDA area Ramachandrapuram zone segment Master Plan issued vide G.O.Ms.No.288 MA, Dt. 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The proposed 100-0'' wide Master Plan road at KSR Layout (A-C) passing through Sy.Nos 276, 278 & 279 of Chandanagar (V), notified in the erstwhile HUDA area Ramachandrapuram zone segment Master Plan approved vide G.O.Ms.No.288 MA, Dt. 03.04.2008 is now deleted & re-aligned along the existing 60'-0'' (to be proposed as 100-0'' feet) road from Aparna Hill Park to Special Police Force (SPF) Academy passing through Sy.No.343/1 Ameenpur (V), Serilingampally (M), Ranga Reddy District.

The subject to the following conditions:

1. GHMC shall collect Pro-rate Development Charges Conversion Charges flow all the adjoining property owners of the said road as and when they come for Development Permission.

VARIATION TO THE DELETION OF THE PROPOSED 100FT ROAD PASSING THROUGH YAPRAL (V), KOWKUR (V) AND JAWAHAR NAGAR CONNECTING YAPRAL-BALAJI NAGAR ROAD AND JAWAHAR NAGAR - CONFIRMATION.

[G.O.Ms.No. 86, Municipal Administration & Urban Development (Plg.I(1)), 11th April, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the road network envisaged in the notified HUDA Master Plan 2021, Shamirpet zone segment, approved by the Government vide G.O.Ms.No.288, MA&UD, Dt. 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

Deletion of proposed 30M wide road as per the notified HUDA Master Plan 2021, Shamirpet zone segment, approved by the Government vide G.O.Ms.No.288, MA&UD, Dt. 03.04.2008, passing through Sy.Nos. 37, 38, 56, 57, 58, 59, 62, 90, 91 of Yapral (V), Sy.No's. 200, 201, 202, 162, 163 of Kowkur (V) and Sy.No.'s 540, 547, 548, 549, 830, 834 of Jawahar Nagar(V).

Subject to the following conditions:

HMDA & GHMC shall collect Pro-rate Development Charges Conversion Charges flow all the adjoining property owners of the said road as and when they come for Development Permission

M. DANA KISHORE,
Principal Secretary to Government.

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